



## **CITY OF ATASCADERO DESIGN REVIEW COMMITTEE**

### **HOW TO SUBMIT PUBLIC COMMENT:**

To provide written public comment, please email comments to:

[drc-comments@atascadero.org](mailto:drc-comments@atascadero.org) by 5:00 p.m. the day before the meeting. Email comments must identify the Agenda Item Number in the subject line of the email. Comments will be forwarded to the Design Review Committee and made a part of the administrative record. If a comment is received after the deadline for submission but before the close of the meeting, the comment will still be included as part of the record of the meeting. Please note, email comments will not be read into the record. All comments received may become part of the public record and are subject to the Public Records Act.

**INTERESTED INDIVIDUALS** are invited to participate through the [Zoom platform](#) using the link below and will be given an opportunity to speak in favor or opposition to the project or may call 669-900-6833 to listen and provide public comment via phone.

<https://us02web.zoom.us/j/81712225756>

### **AMERICAN DISABILITY ACT ACCOMMODATIONS:**

Any member of the public who needs accommodations should contact the City Clerk's Office at [cityclerk@atascadero.org](mailto:cityclerk@atascadero.org) or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Design Review Committee agendas and minutes may be viewed on the City's website: [www.atascadero.org/agendas](http://www.atascadero.org/agendas).

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, [www.atascadero.org](http://www.atascadero.org). All documents submitted by the public during Design Review Committee meetings that are either read into the record or referred to in their statement will be noted in the Minutes and available for review by contacting the Community Development Department. All documents will be available for public inspection by appointment during City Hall business hours.



# **CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA**

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**Committee Meeting  
Thursday, May 2, 2024  
2:00 P.M.**

**City Hall  
6500 Palma Avenue, Room 306  
Atascadero, California**

## **CALL TO ORDER**

Roll Call: Chairperson Susan Funk  
Vice Chairperson Mark Dariz  
Committee Member Emily Baranek  
Committee Member Dennis Schmidt  
Committee Member Jeff van den Eikhof

## **APPROVAL OF AGENDA**

## **PUBLIC COMMENT**

## **CONSENT CALENDAR**

### **1. APPROVAL OF THE MARCH 28, 2024 DRAFT MINUTES**

## **DEVELOPMENT PROJECT REVIEW**

### **2. 6040 EL CAMINO REAL (COLONY MARKET & DELI)**

The proposed project includes a request to review the proposed fence, pergola, and exterior façade changes at the Colony Market and Deli on APN 030-191-001.

*Recommendation:* Staff requests the DRC review and make design recommendations for the proposed project. (PRE24-0037)



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**3. 7625 SAN LUIS AVE (BARBER TOWING & SERVICE)**

The proposed project includes a request to review the proposed Automotive Repair Shop with Towing and Outdoor Vehicle Storage on APN 030-241-058.

*Recommendation:* Staff requests the DRC review and make design recommendations for the proposed project. (USE24-0033)

**COMMITTEE MEMBER COMMENTS AND REPORTS**

**DIRECTOR'S REPORT**

**ADJOURNMENT**

*The next DRC meeting will be announced.*

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**CITY OF ATASCADERO  
DESIGN REVIEW COMMITTEE**

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**DRAFT MINUTES**

**Regular Meeting – Thursday, March 28, 2024 – 2:00 P.M.  
City Hall, Room 306 (and virtual)  
6500 Palma Avenue, Atascadero, CA 93422**

**CALL TO ORDER – 2:00 p.m.**

Chairperson Funk called the meeting to order at 2:03 p.m.

**ROLL CALL**

Present: Chairperson Susan Funk  
Vice Chairperson Member Mark Dariz  
Committee Member Dennis Schmidt  
Committee Member Jeff van den Eikhof

Absent: Committee Member Emily Baranek

Others Present: Recording Secretary, Annette Manier

Staff Present: Senior Planner, Xzandrea Fowler  
Planning Manager, Kelly Gleason  
Associate Planner, Erick Gomez  
Assistant Planner, Sam Mountain  
Planning Intern, Amelia Aarestad

Others Present: Kelsey Sullivan, The Learning Tree Preschool  
Madison Sequoia, Sequoia Deployment Services, Inc. (via  
Teleconference)  
John Sidders, Congregation Ohr Tzafon Synagogue  
Bill Alexander, Congregation Ohr Tzafon Synagogue  
Nelson Bernal, NRB Drafting  
Linda Benfield  
Bill Anderson  
Various members of the public

**APPROVAL OF AGENDA**

**MOTION:** By Committee Member Schmidt and seconded by Committee Member Dariz to approve the Agenda.

*Motion passed 4:0 by a roll call vote.  
(Baranek absent)*

**PUBLIC COMMENT**

None

*Chairperson Funk closed the Public Comment period.*

**CONSENT CALENDAR****1. APPROVAL OF THE MARCH 7, 2024 DRAFT MINUTES**

**MOTION:** By Committee Member Dariz and seconded by Committee Member van den Eikhof to approve the Consent Calendar.

*Motion passed 4:0 by a roll call vote.  
(Baranek absent)*

**DEVELOPMENT PROJECT REVIEW****2. 2605 TRAFFIC WAY**

The proposed project includes a request to review the design of a telecommunication facility with a 63' monopine cell tower and associated equipment on APN 049-063-003.

*Recommendation:* Staff requests the DRC review and make design recommendations for the proposed project. (USE24-0014)

**DISCLOSURE OF EX PARTE COMMUNICATIONS:**

Chairperson Funk stated that she lives in an area near this new tower, so she may benefit in terms of better cell coverage. (Staff notes that Susan is not within the radius for recusal).

Planner Gomez presented the staff report and he and Planning Manager Gleason answered questions from the Committee. Compliance with conditions related to facility and landscape maintenance will be checked when new carriers apply for a permit on this tower.

**PUBLIC COMMENT**

The following members of the public spoke during public comment: Kelsey Sullivan. Ms. Sullivan asked the Committee to review concerns in regard to the preschool she operates next to this facility. She would like to know about the safety factor as far as exposure to radiation to the staff and children.

Madison LaScalza (via Teleconference) commented on the concerns about the safety and exposure limits and answered questions from the Committee members.

Staff stated the Committee is only reviewing the design of the tower today, but Ms. Sullivan's comments are noted as the project moves forward to the Planning Commission.

***Chairperson Funk closed the Public Comment period.***

Commissioner Schmidt explained that he cannot support the recommendation because the aesthetics/wall is not protecting the school.

**MOTION: By Committee Member Dariz and seconded by Committee Member van den Eikhof to approve the project as recommended by staff.**

***Motion passed 3:1 by a roll call vote.***  
*(Schmidt voted no)*

Planner Gomez stated that this project will move on to the Planning Commission in May, and new noticing will go out.

### **3. 7850 NAVAJOA AVE**

The proposed project includes a request to construct three (3) 2-story single-family residences with attached garages on APN 031-182-009.

***Recommendation:*** Staff requests the DRC review and make design recommendations for the proposed project. (PRE23-0084)

Planner Mountain presented the staff report and he and Planning Manager Gleason answered questions from the Committee.

The applicant's representative (Nelson Bernal) presented the project and answered questions from the Committee.

### **PUBLIC COMMENT**

The following members of the public spoke during public comment: Bill Anderson and Linda Benfield. Linda Benfield requested that the Committee recommend a tree that is *not* a london plane tree.

Nelson Bernal answered questions raised by Bill Anderson. Staff answered questions raised by Linda Benfield.

***Chairperson Funk closed the Public Comment period.***

**MOTION: By Committee Member Schmidt and seconded by Committee Member van den Eikhof to approve the**

**project as recommended by staff with the proposed conditions as revised:**

- Applicant to work with staff to find a tree species that doesn't have invasive roots, be attentive to the way its planted, and use deep watering if applicable, so it can grow so it's less disruptive to nearby properties.
- Applicant to work with staff to consolidate the trash enclosure (rather than individual bins) and have it engineered to accommodate the detention basin.

***Motion passed 4:0 by a roll call vote.  
(Baranek absent)***

This project will move forward to building permits.

**COMMITTEE MEMBER COMMENTS AND REPORTS**

Commissioner Schmidt asked about gas vs. electric in new construction, and staff answered his questions.

**DIRECTOR'S REPORT**

Planning Manager Gleason stated that Colony Market & Deli has changed owners and there may be some modifications to their outdoor space coming before the DRC. Dove Creek Commercial is moving forward, and the Planning Commission will hear Objective Design Standards soon.

**ADJOURNMENT– 3:51 p.m.**

The next regular meeting of the DRC will be announced.

**MINUTES PREPARED BY:**

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Annette Manier, Recording Secretary  
Administrative Assistant



# **Atascadero Design Review Committee**

## **Staff Report – Community Development Department**

### **Colony Market Patio Redesign**

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
05/02/2024	Erick Gomez, Planner (805) 470-3436 egomez@atascadero.org	Eric Peterson, Colony Deli	<b>PRE24-0037</b>	
<b>RECOMMENDATION</b>				
Staff Recommends that the DRC endorse the patio re-design including a new fence, pergola, and exterior changes at the Colony Market and Deli Restaurant, subject to staff recommendations.				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
6040 El Camino Real Atascadero, CA 93422	Downtown (D)	Downtown Commercial (DC)	030-191-001	0.16-acres
<b>PROJECT DESCRIPTION</b>				
The applicant is proposing to install a fence along the El Camino Real and Traffic Way frontages, construct an approximately 960-square foot pergola, and make minor color and façade changes at the Colony Market and Deli restaurant located at 6040 El Camino Real (APN 030-191-001).				
<b>ENVIRONMENTAL DETERMINATION</b>				
<i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental review should contact the Community Development Department.</i>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review CEQA # _____ Certified: _____	<input type="checkbox"/> Cat. Exemption Class _____ CEQA Guidelines § 15301	<input checked="" type="checkbox"/> No Project - § 15268 Ministerial Project	

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COMMUNITY DEVELOPMENT DEPARTMENT AT  
<https://www.atascadero.org>  
**6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000**



## **DISCUSSION:**

### ***Project Description / Summary***

Colony Market & Deli proposes the construction of a new perimeter fence and an approximately 960-square foot pergola for the outdoor seating area of their existing restaurant at 6040 El Camino Real. The existing business will also be repainted and new commercial signage will be installed. The applicant is proposing the fencing and pergola to create a safer and more inviting outdoor space by providing more shade and enhancing aesthetics by screening the view of vehicle traffic. The subject property is an 0.16-ac property in the Downtown Commercial (DC) zone developed with an existing restaurant and metal shade canopy.

The applicant will also realign the pedestrian entrance to the building and expand the outdoor patio area into the existing driveway remaining from the former service station (currently under construction). All landscaping will be refreshed to align with the new design theme.

### ***Exterior Changes to Existing Building and Commercial Signage***

The existing restaurant building has a teal and white fascia with commercial signage facing El Camino Real. The existing shade canopy, previously a gas canopy, is painted to match the restaurant building. The project proposal includes repainting the structures to a more modern, black and white color theme complimented by the existing and proposed earth-toned colors and materials on the site (e.g., existing stone veneer exterior walls, beige block planters, etc.).

The project proposal also includes updating the commercial signage facing El Camino Real on the existing sign band. The project renderings show an approximately 12 SF wall sign. The restaurant is allowed 50 SF of wall sign area along El Camino Real and 40 SF of sign area along Traffic Way.



### ***Pergola***

The proposed 960 SF pergola will be located west of the existing shade canopy in an unshaded area of the existing outdoor patio. The pergola will be approximately 10' tall and made of wood/metal features with a black painted fascia and wooden slat rafters, consistent with the revised site design theme. No overhead lighting is proposed with the pergola or any of the outdoor spaces. Staff has added a recommendation that any future exterior lighting be fully shielded and directed downward towards the grounds. Festoon or similar decorative lighting would be exempt.

### ***Fencing & Landscaping***

The proposed fence will replace an existing, approximately 3' wood and wire fence that is currently installed along the adjacent street frontages and encloses a portion of the outdoor patio space. The proposed fence will be approximately 3.5' tall along El Camino Real and 5' tall along Traffic Way. The fence is proposed to extend through the entirety of the frontages to fully enclose the restaurant's underutilized outdoor areas. The fence design will be more opaque than the existing fence to address safety and privacy concerns, especially related to the traffic along Traffic Way and will be horizontal wood plank panels. An approximately 18" landscape strip is proposed between the back of sidewalk and the fence along El Camino Real and up to the electrical transformer on Traffic Way. After the transformer, continuing toward the rear parking area, no setback is proposed from the back of sidewalk. The two existing landscape planters on the northeast and northwest corners of the site will be refreshed and updated as needed. The patio spaces will incorporate planters for small to medium shade trees adjacent to the street frontages.



Based on discussions with the City Engineer, there are sight line concerns between vehicles exiting the rear parking area and pedestrians where the corner of the fence is proposed to be extended to. Based on this concern, the fencing will need to be lowered a minimum of 5-feet from this corner or the fence may be chamfered at an angle to maintain adequate sight lines.

**Conclusion**

The proposed modifications occur at a significant entry point to Downtown. The intersection presents some challenges related to traffic noise and safety concerns and the applicants are proposing to balance their need for privacy, patron safety, and quality outdoor dining experience with maintaining an activated street aesthetic. While the fencing proposed is more opaque than the existing barrier, a semi-transparent design is proposed with decorative breezeblock accents at the main site entry. Low maintenance grasses that soften the edge and provide movement and shadow are proposed for a majority of the frontage. The DRC is tasked with making recommendations on the proposed design modification and consistency with the City's Downtown Appearance goals.

**DRC DISCUSSION ITEMS:**

1. Exterior Changes to Existing Building (Color & Commercial Signs)
2. Site and Architectural Design (Fencing, Landscaping, Pergola)
3. Fence Height and Downtown Compatibility

**ATTACHMENTS:**

- Attachment 1: DRC Action Form
- Attachment 2: Aerial View
- Attachment 3: Site Photo
- Attachment 4: Site Plan & Renderings



**Attachment 1: DRC Action Form  
PRE24-0037**



# CITY OF ATASCADERO

## Community Development Department

6500 Palma Avenue | Atascadero, CA 93422 | Phone: (805) 461-5035 | [www.atascadero.org](http://www.atascadero.org)

### DRC Action Form

**Project #: PRE24-0037**

**Project Title: Colony Market & Deli Fence, Pergola, & Exterior Changes**

**Planner/ Project Manager: Erick Gomez**

**DRC Review Date(s): 05/02/2024**

**Final Action:**

DRC

PC

CC

#### Conditions & Recommendations:

1. All lighting outdoor lighting shall be fully shielded and directed downward directly to the ground. Festoon or similar decorative lighting would be exempt.
2. The landscape strip shall be provided between the back-of -sidewalk and fence shall include grasses and similar material. The landscape strip shall extend the length proposed fence where feasible and not in conflict with utility easements.
3. The fence height shall be lowered, or the fence may be chamfered at an angle, a minimum of 5-feet from the southwest corner of the property to maintain adequate sight lines.
4. All fencing and landscaping shall be maintained in substantial conformity with the project materials and associated conditions in perpetuity unless otherwise approved by the Community Development Department.



**Attachment 2: Aerial View**  
**PRE24-0037**



**Attachment 3: Site Photo Shade Structure Location**  
**PRE24-0037**



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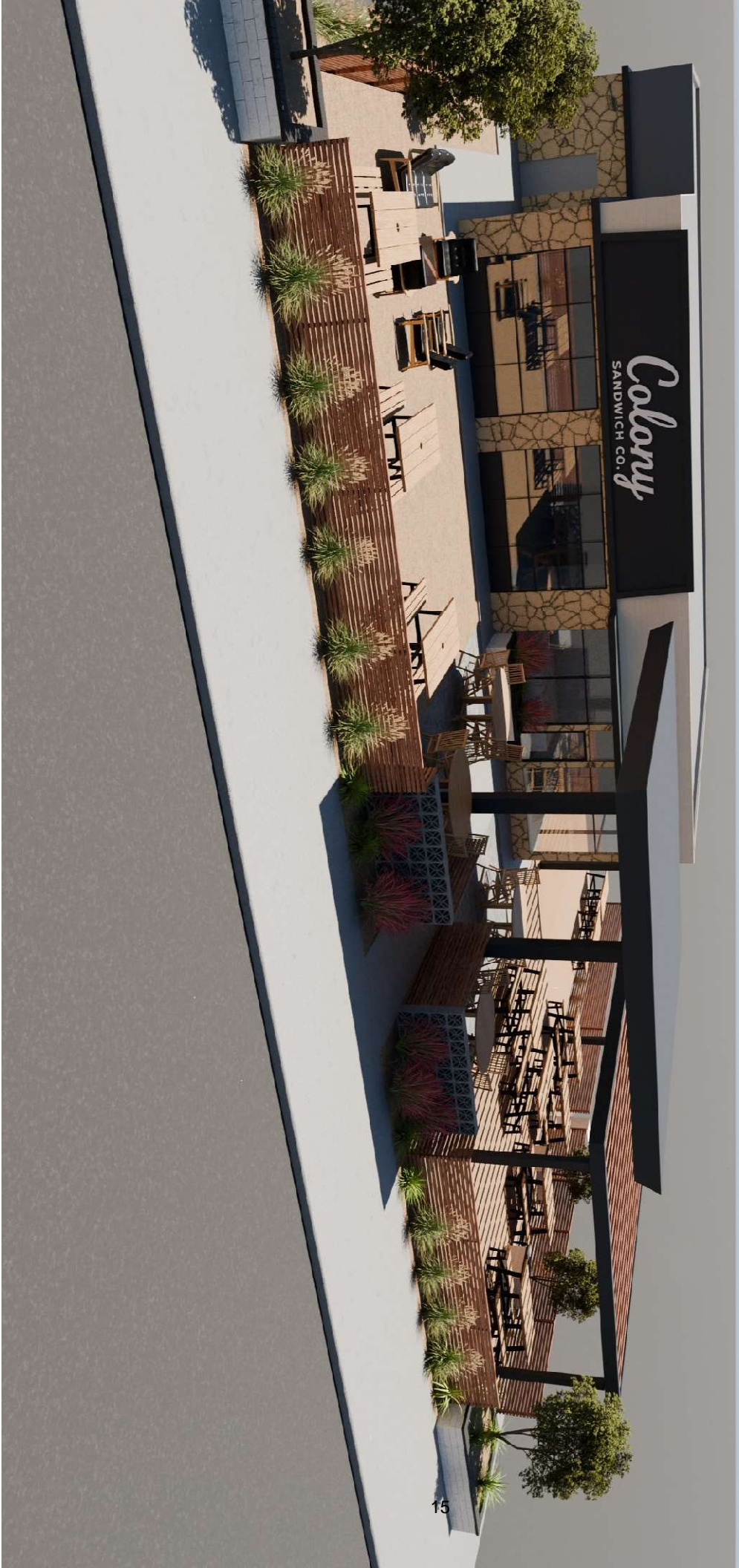
**Attachment 4: Site Plan and Renderings**  
**PRE24-0037**

See Following Pages













# ***Atascadero Design Review Committee***

## ***Staff Report – Community Development Department***

### **Automotive Repair Shop with Towing and Outdoor Vehicle Storage**

<b>MEETING DATE</b>	<b>PROJECT PLANNER</b>	<b>APPLICANT CONTACT</b>	<b>PLN NO.</b>	
05/02/2024	Xzandrea Fowler, Planner (805) 470-3160 xfowler@atascadero.org	Barber Towing and Service Barber.towingandservice@gmail.com	<b>USE24-0033</b>	
<b>RECOMMENDATION</b>				
Staff recommends that the DRC endorse the site design for the proposed automotive repair shop with towing and outdoor vehicle storage located at 7625 San Luis Avenue (APN 030-241-058), subject to the recommendations listed in the attached draft Notice of Action.				
<b>PROJECT ADDRESS</b>	<b>GENERAL PLAN DESIGNATION</b>	<b>ZONING DISTRICT</b>	<b>ASSESSOR PARCEL NUMBER(S)</b>	<b>SITE AREA</b>
7625 San Luis Avenue Atascadero, CA 93422	Service Commercial (SC)	Commercial Service (CS)	030-241-058	0.39- acres
<b>PROJECT DESCRIPTION</b>				
The applicant is proposing to operate an automotive repair shop with towing and outdoor vehicle storage by utilizing the existing building for automotive repairs and associated administrative office uses, installing interior fencing to restrict access to the rear of the property for the secured storage of towed vehicles and tow truck fleet, and minor façade changes and landscaping improvements located at 7625 San Luis Avenue (APN 030-241-058).				
<b>ENVIRONMENTAL DETERMINATION</b>				
<i>The City of Atascadero’s environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental review should contact the Community Development Department.</i>				

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>

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**ITEM 3**  
**Barber Automotive Repair, Towing, and Outdoor Vehicle Storage**  
**USE24-0033**

<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review CEQA # _____ Certified: _____	<input checked="" type="checkbox"/> Cat. Exemption Class <u>  1  </u> CEQA Guidelines § 15301	<input type="checkbox"/> No Project - § 15268 Ministerial Project
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**DISCUSSION:**

***Project Description / Summary***

Barber Towing and Service proposes to relocate its existing automotive repair and towing service business to 7625 San Luis Avenue. The proposed project includes the use of the existing 3,000-square-foot building for automotive repair service and associated administrative office uses, the construction of an interior fence with a controlled access gate to securely store towed vehicles and the tow truck fleet, and minor façade changes and landscape improvements. The business currently has four employees. The existing structure is currently undergoing replacement of damaged siding and interior improvements to the existing plumbing fixtures. New commercial signage will be installed. The project site is a 0.39-ac property in the Commercial Service (CS) zone and is developed with an existing single-story metal building and wood shade awning.



***Exterior Changes to Existing Building and Commercial Signage***



The existing building is a single-story structure with a gable roof, metal siding painted a neutral color with brown fascia, facing San Luis Avenue and Highway 101. The existing gable roof has a deep overhang on the front elevation and no overhang on the side or rear elevations. The only articulation to the exterior of the building is around the front entrance where a partial brick façade frames the black metal and glass front door and extends underneath the black metal sliding window frames. The front elevation also has a four-post wood awning extending the length of the brick facade. The wood posts and support beams are rotten due to exposure to the elements. The project proposal includes the repair and replacement of the damaged wood posts and beams, and the installation of an awning cover to provide sun screening.

The proposed site improvements include installing a fence in the rear half of the property to separate the towed vehicle storage area from the other operational areas. replacement of the existing gate is also proposed between the structure and the existing concrete masonry wall for the elevated property to the south (Blast and Brew) to control access to the automotive service areas, the parking areas for the towing fleet, and the towed vehicle storage area. Existing exterior lighting will be updated and security cameras will be installed per the exterior lighting development standards in Atascadero Municipal Code (AMC) 9-4.137.

The existing landscaping elements will be refreshed, and planters may be added near the building's entrance. The existing project site does not comply with AMC 9-4.125(b)(5) requiring street trees to be provided along all public street frontages at a minimum of 30 feet on center.

A commercial sign, facing San Luis Avenue, approximately 3'-0" x 8"-0" (24 SF) in size will be added above the entrance door. Per AMC 9-15.007, a wall sign with a total sign area of 150 SF or less is permitted with a building permit. A building permit will be required for the installation of all future signs.



***Automotive Repair and Service***

Per AMC 9-6.168, the proposed automotive repair and service use will occur within the existing 3000 SF and the fenced area located behind the building and out of view from



the public right-of-way. Vehicular access to the automotive repair and service use will be restricted by the proposed gate that will be installed between the building and the existing concrete masonry wall.

### ***Towing and Outdoor Vehicle Storage***

The Atascadero Municipal Code identifies Auto Repair and Services as an Allowed use, and Vehicle and Equipment Storage (Outdoor) as a discretionary use requiring a Conditional Use Permit.

Additionally, AMC 9-6.167 identifies development standards for Towing Services and requires outdoor storage of towing-related vehicles, towed vehicles, or accessory storage (other than an approved parking lot for employees or fleet vehicles) over 8,000 SF as a discretionary use requiring a Conditional Use Permit.

Towing Services are only permitted to be located on arterial or collector roads, and require a minimum 10-foot wide landscape setback, outdoor storage areas shall be screened from the right-of-way and adjacent properties by a minimum 6'-0" high solid fence or masonry wall around the entire perimeter of the outdoor storage area, outdoor storage areas that abut a residential zone shall be separated from such property by a 10-foot landscape strip, all parking areas shall be surfaced with asphalt, concrete, or crushed rock surface, and outdoor vehicle storage shall be limited to 8,000 SF unless the use is 300 feet from a residential zoning district and is approved with a conditional use permit.

The project site is located on a collector road, and the outdoor storage area is screened from the right-of-way. The proposed towing and outdoor vehicle storage use that will be located within an approximately 9,000 SF area at the rear of the property is considered Vehicle and Equipment storage and therefore requires a conditional use permit. The existing 6'-0" high chain link fence does not satisfy the requirement for a solid fence. The proposed area has a combination of asphalt and concrete surfacing and will be contained within a fenced area. The area will be used to store vehicles that have been towed. Although there is an existing residential use abutting the project site, the zoning for all properties within 300 feet of the project site are zoned Commercial Service.

*Staff request DRC direction regarding compliance with the landscape setback and solid fence requirement.*

Following the DRC review, the project along with any recommendations will be presented to the Planning Commission for final action.

### ***Parking***

AMC 9-4.118 (b) requires one parking space per company vehicle. The applicant proposes to have between 4 and 6 employees. The applicant is proposing to utilize an approximately 4,000 SF area directly behind the existing building as the dedicated parking area for the towing operation fleet vehicles. The applicant is not proposing stripping the



parking spaces to provide more operational flexibility and fleet diversity (i.e., size and type of tow vehicle – wheel lift, flatbed, etc.).

AMC standards require four parking spaces per service bay for auto repair uses, No specific parking requirement is included for vehicle storage provided that adequate parking is available to accommodate all employees and visitor vehicles on-site.

The existing building has one service bay, and the existing parking area fronting San Luis Avenue has four designated parking spaces that have wheel stops but are not striped. The staff has added conditions that the applicant restripe the parking stalls and ensure that a minimum of 1 parking stall is provided as an accessible space per building code requirements.

### ***Fencing***

AMC 9-4.128 requires all outdoor storage to be screened on all sides by a wall or solid fencing. In addition, chain link fencing is required to be vinyl coated with adjacent landscaping to hide the fencing material. The exceptions to the fencing and screening requirements may be waived or modified through conditional use permit approval, provided the Planning Commission first finds that specific identified characteristics of the site or site vicinity would make required fencing or screening unnecessary or ineffective.

There is existing 6'-0" tall chain link fencing along the entire northern and eastern property lines. Along the southern property line, there is a significant elevation change with an existing concrete masonry wall and a 3'-0" tall chain link fence on top. The existing fencing encloses the entire portion of the property that is located behind the existing structure. The applicant is proposing to screen the portion of the existing fence that is located along the eastern property line abutting an existing residential use. The applicant is requesting modification of the screening requirement along the northern and western property lines due to the existing site characteristics, an existing outdoor storage operation (Waste Management bin storage), and the existing building blocking visibility from the street. As the existing fencing is chain link, the solid fence and landscaping requirements would be excessive for this property. Based on the reasoning above, the chain link is proposed to remain as is.

### ***Landscaping***

AMC 9-4.125 requires a minimum 10% landscaped area based on the net site area for projects within the Commercial Service zoning district.

AMC 9-4.125 (b)(8) requires a minimum five-foot landscaping strip within the side yard of all commercial project sites.

The two existing landscape areas on the northwest corner of the site and the southwest corner of the existing building northwest will satisfy the requirements for the five-foot landscape strip and the minimum landscape area once the barren portions of the areas are refreshed and updated with additional landscaping materials as needed. A minimum 10-foot landscape setback is also required between the public street and the parking lot





area. As this site exists with minimal ability to reconfigure the parking lot area the Planning Commission may modify the landscaping requirements if a finding can be made that existing vegetation topography or structural arrangement preclude the need for the required landscaping.

**DRC DISCUSSION ITEMS:**

1. Exterior Changes to Existing Building (Color & Commercial Signs)
2. Site and Architectural Design (Outdoor Vehicle Storage Screening, Parking, Fencing, and Landscaping)
3. Fence Material and Neighborhood Compatibility

**ATTACHMENTS:**

- Attachment 1: Aerial View
- Attachment 2: Elevation – View from San Luis Avenue
- Attachment 3: Site Plan & Renderings
- Attachment 3: DRC Action Form



**Attachment 1: Aerial View**  
**USE24-0033**



**Attachment 2: Elevation – View from San Luis Avenue  
USE24-0033**



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**Attachment 3: Site Plan - Proposed**  
**USE24-0033**



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**Attachment 4: DRC Action Form  
USE24-0033**



# CITY OF ATASCADERO

## Community Development Department

6500 Palma Avenue | Atascadero, CA 93422 | Phone: (805) 461-5035 | www.atascadero.org

### DRC Action Form

**Project #: USE4-0033**

**Project Title: Barber Automotive Repair, Towing, and Outdoor Vehicle Storage**

**Planner/ Project Manager: Xzandrea Fowler**

**DRC Review Date(s): 05/02/2024**

**Final Action:**

DRC

PC

CC

#### Conditions & Recommendations:

1. All outdoor lighting shall be fully shielded and directed downward directly to the ground.
2. The existing landscape area shall be refreshed with additional landscaping material (i.e., drought-tolerant and/or native plants).
3. The existing wood posts and beams shall be repaired and/or replaced.
4. The applicant shall prepare a parking plan that demonstrates a minimum of four parking spaces within the designated parking area located between the building and the street frontage, and an adequate area to accommodate all company vehicles located within the designated parking area located behind the existing building and the fenced outdoor towed vehicle storage area. The applicant shall restripe the parking stalls and ensure that a minimum of 1 parking stall is provided as an accessible space per building code requirements.
5. The DRC recommends that the Planning Commission approve a modification through conditional use permit approval based on the existing adjacent non-screened outdoor storage uses, the location of the existing building, and the existing wall characteristics of the site and site vicinity would make requiring planting street trees, installing a 10-foot landscape area along the rear (west) property line, and solid fence screening beyond the west property line unnecessary and ineffective.
6. All fencing and landscaping shall be maintained in substantial conformity with the project materials in perpetuity unless otherwise approved by the Community Development Department.

